

IN RE: PETITION FOR ADMIN. VARIANCE

N/S of Catonridge Court, 225' W of
the centerline of Meyers Lane
1st Election District
1st Councilmanic District
(8 Catonridge Court)

Mark C. & Karen F. McVeary
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-499-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Mark C. & Karen F. McVeary, property owners, for that property known as 8 Catonridge Court in the Catonsville area of Baltimore County. The Petitioners herein seek a variance from Sections 301.1A and 1B01.2.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 3 ft. in lieu of the required 11.25 ft. for a proposed deck. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

RECEIVED FOR FILING

7/14/99


Date

By *[Signature]*

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of July, 1999 that a variance from Sections 301.1A and 1B01.2.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 3 ft. in lieu of the required 11.25 ft. for a proposed deck, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR THE
7/14/99
J. P. JAMES



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 14, 1999

Mr. & Mrs. Mark C. McVeary
8 Catonridge Court
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 99-499-A
Property: 8 Catonridge Court

Dear Mr. & Mrs. McVeary:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 Catonridge Court Baltimore MD 21228
which is presently zoned D.R.-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

301.1A and 1B01.2.C.1 to permit
a rear yard setback of 3 ft. in lieu of the required 11.25 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Mark C. McVearry

Name - Type or Print

Mark C. McVearry

Signature

Karen F. McVearry

Name - Type or Print

Karen F. McVearry

Signature

8 Catonridge Court

Address

Baltimore Maryland

City

State

Zip Code

410-788-7070 day

410-719-6921 eve.

Telephone No.

21228

Representative to be Contacted:

Name

Address

City

State

Zip Code

Telephone No.

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 6 day of June that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-499-A

Reviewed By BR Date 6/10/99

REV 9/15/98

Estimated Posting Date 6/20/99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 8 Catonridge Court
City Baltimore State Maryland Zip Code 21228

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

My house is located on a very small lot that backs up to a Storm Water Management Reservation. There is only 17 feet from the back of my house to the storm water management reservation and this area is sloped. I wish to put a deck (12 by 12.4 Ft) in this area to preserve the rest of the flat useable area of my yard.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mark C. McVeary
Signature

Mark C. McVeary
Name - Type or Print

Karen F. McVeary
Signature

Karen F. McVeary
Name - Type or Print

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of June, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark C. McVeary and Karen F. McVeary
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/9/99
Date



Lori E. Sotiros
Notary Public

My Commission Expires 4/29/00

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8 Catonridge Court
Address
Baltimore Maryland 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

My house is located on a very small lot that backs up to a Storm Water Management Reservation. There is only 17 feet from the back of my house to the storm water management reservation and this area is sloped. I wish to put a deck (12 by 12.4 ft) in this area to preserve the rest of the flat useable area of my yard.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mark C. McVeary
Signature
Mark C. McVeary
Name - Type or Print

Karen F. McVeary
Signature
Karen F. McVeary
Name - Type or Print

STATE OF MARYLAND, City COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of June, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark C. McVeary and Karen F. McVeary
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/9/99
Date



Lori E. Sotiros
Notary Public

My Commission Expires 4/29/00



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 Catonridge Court Baltimore, MD 21228
which is presently zoned D.R.-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

301.1A and 1301.2.C.1 to permit a rear yard setback of 3 ft. in lieu of the required 11.25 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Mark C. McVeary
Name - Type or Print

Mark C. McVeary
Signature

Karen F. McVeary
Name - Type or Print

Karen F. McVeary
Signature

8 Catonridge Court 410-788-7070 day
Address Telephone No.

Baltimore Maryland 21228
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-499-A

REV 9/15/98

Reviewed By BR Date 6/10/99

Estimated Posting Date 6/20/99

ZONING DESCRIPTION FOR 8 Catonridge Court

Beginning at a point on the North side of Catonridge Court which is 50 feet wide at the distance of 225 West of the centerline of the nearest improved intersecting street Meyers Lane which is 50 feet wide. *Being Lot # 4, Block N/A, Section # N/A in the subdivision of Meyers Lane as recorded in Baltimore County Plat Book # 63, Folio # 139, containing 6,549 square feet. Also known as 8 Catonridge Court and located in the 01 Election District, 1 Councilmanic District.

99.499-A

#499

BAITIMORE COUNTY, MARYLAN
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069882

DATE 6/10/99 ACCOUNT 0001-6150
AMOUNT \$ 50.00

RECEIVED FROM Mc Veary

FOR Code 010 Administrative Vaccine

DISTRIBUTION
WHITE CASHIER
PINK AGENCY
YELLOW CUSTOMER
Item #499

PAID RECEIPT
ADDRESS ACTUAL TIME
6/10/1999 6/10/1999 09:32:49
WFG 0605 CASHIER NOTE MFG DRAWER 5
Dept b 528 ZONING VERIFICATION
Receipt # 104963 OFFIN
CR NO. 069882
Receipt Tot 50.00
50.00 CR
Baltimore County, Maryland

99-499-A

CASHIER'S VALIDATION



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 99-499-A

APPLICANT: A REAR YARD
1111 AVENUE 2000
1111 AVENUE 2000
1111 AVENUE 2000

PUBLIC HEARING ?

THE CITY OF INDIANAPOLIS, INDIANA, OR ANY OF ITS DEPARTMENTS, AGENCIES, OR OFFICIALS, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF INDIANAPOLIS, INDIANA, OR ANY OF ITS DEPARTMENTS, AGENCIES, OR OFFICIALS, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

CERTIFICATE OF POSTING

RE: Case No.: 99-499-A

Petitioner/Developer: _____

MR. MARK McVEARRY

Date of Hearing/Closing: ~~6-20-99~~
7-5-99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

8 CATONRIDGE COURT

The sign(s) were posted on JUNE 18, 1999
(Month, Day, Year)

Sincerely,

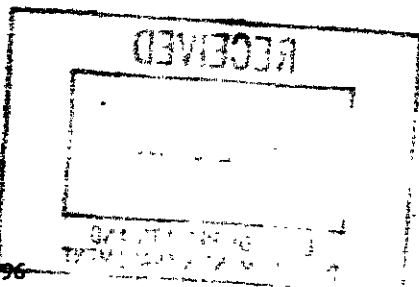
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 499 -A Address 8 Catonbridge Court
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/10/99 Posting Date: 6/20/99 Closing Date: 7/5/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 499 -A Address 8 Catonbridge Court
Petitioner's Name McVeary Telephone 410-788-7070
Posting Date: 6/20/99 Closing Date: 7/5/99
Wording for Sign: To Permit a rear yard setback of 3 ft. in lieu
of the required 11.25 ft.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-499-A

Petitioner: Mark C. McVeary

Address or Location: 8 Catonridge Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mark C. McVeary

Address: 8 Catonridge Court
Baltimore, MD. 21228

Telephone Number: 410-719-6921 Home 410-788-7070 Work

Revised 2/20/98 - SCJ

AV
7/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: June 28, 1999

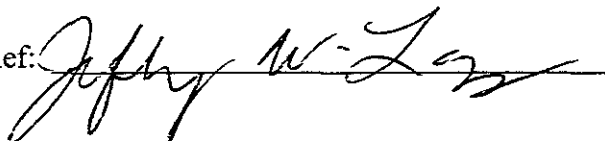
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

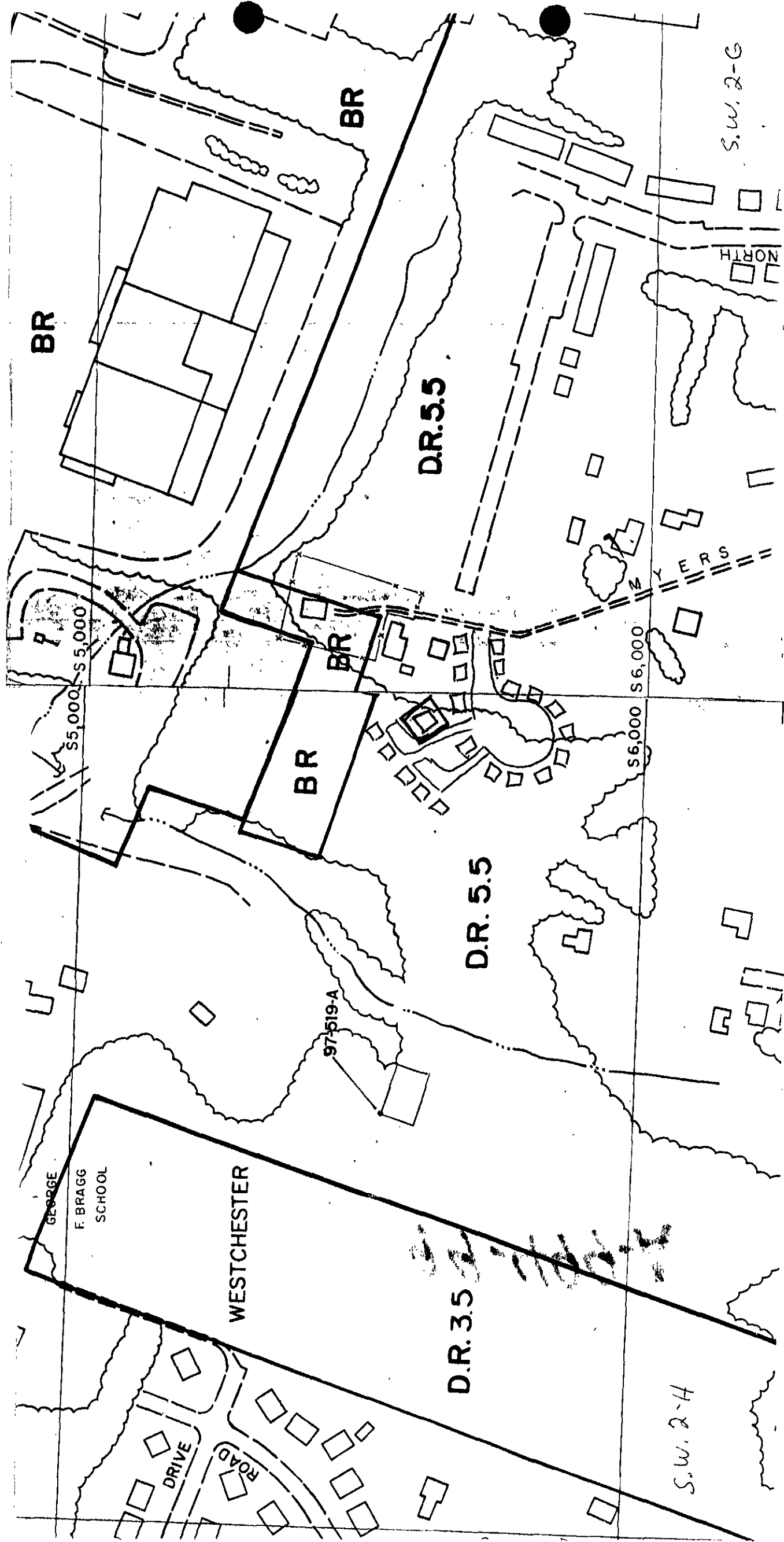
The Office of Planning has no comment on the following petition(s):
Item No(s): 489 and 499

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



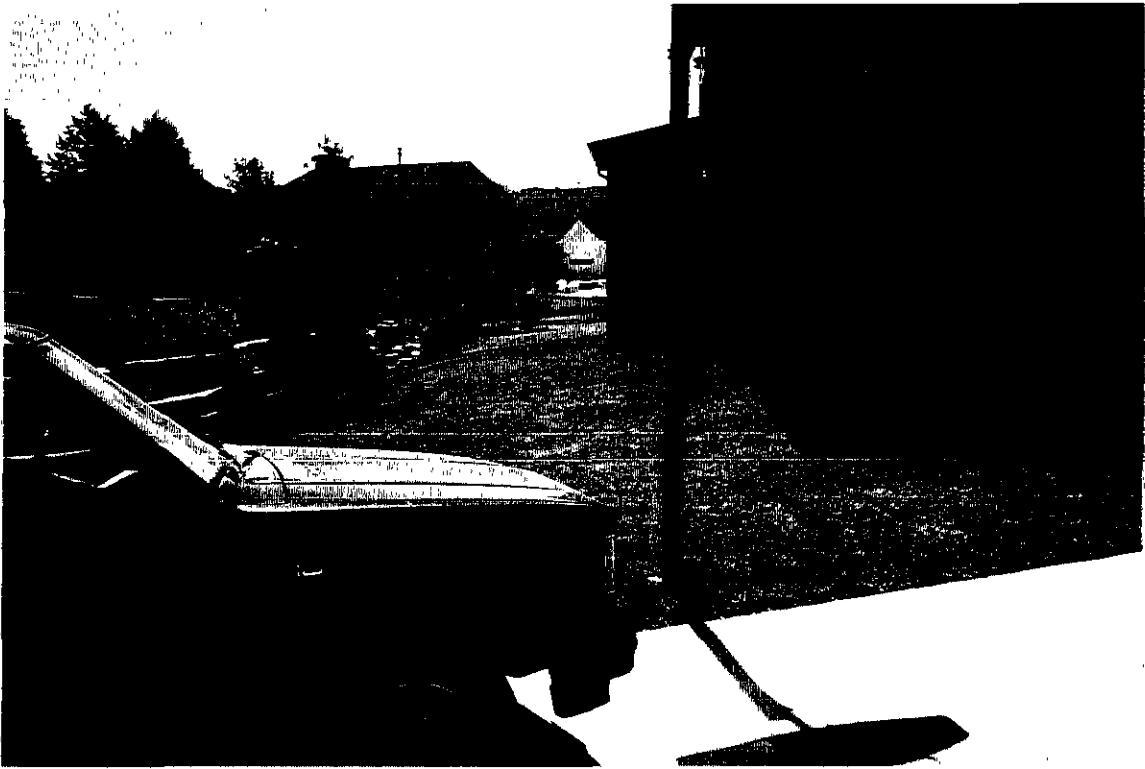
#499

S. W. 2-6

S.W. 2-14



99-499-A

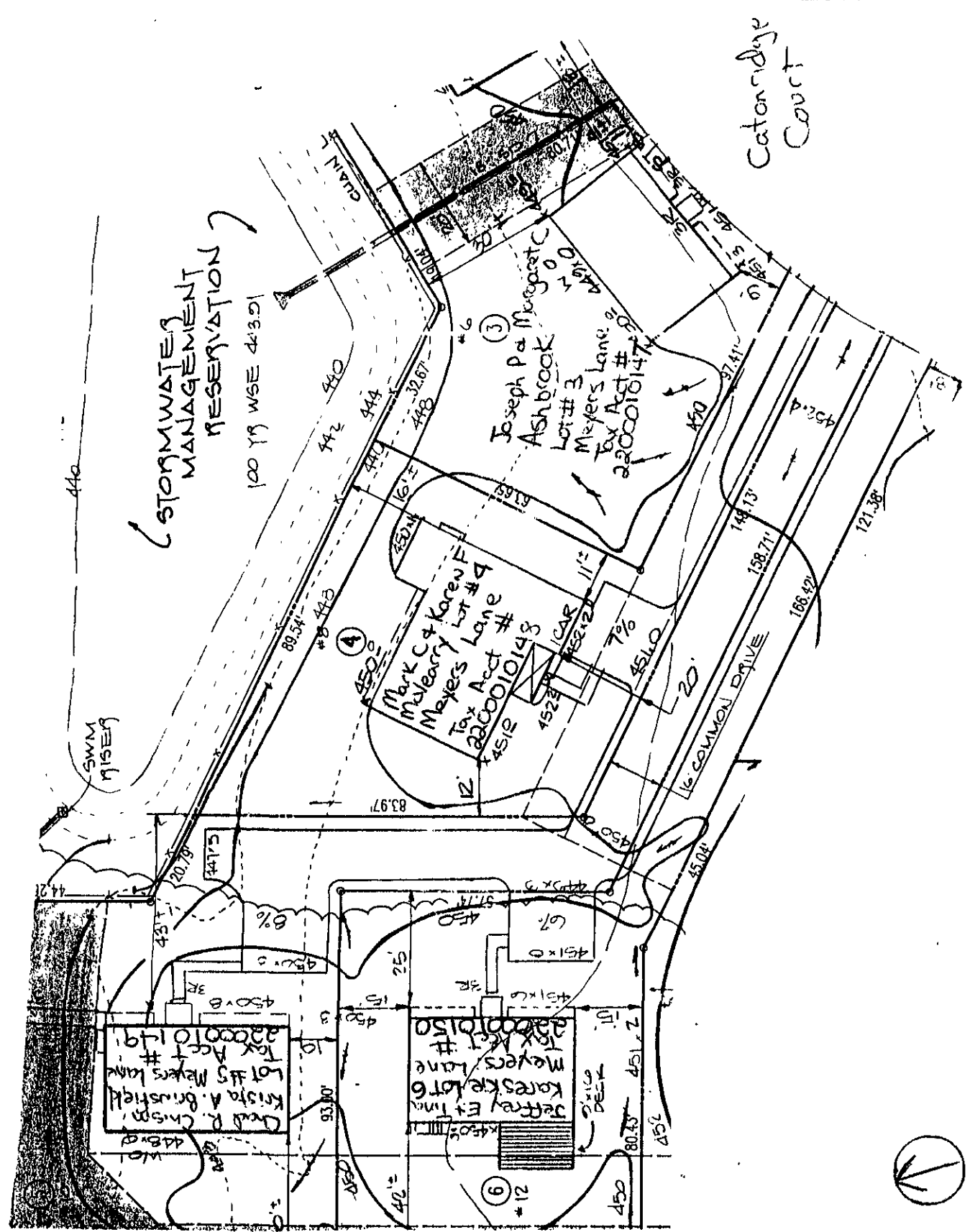


99.499.A

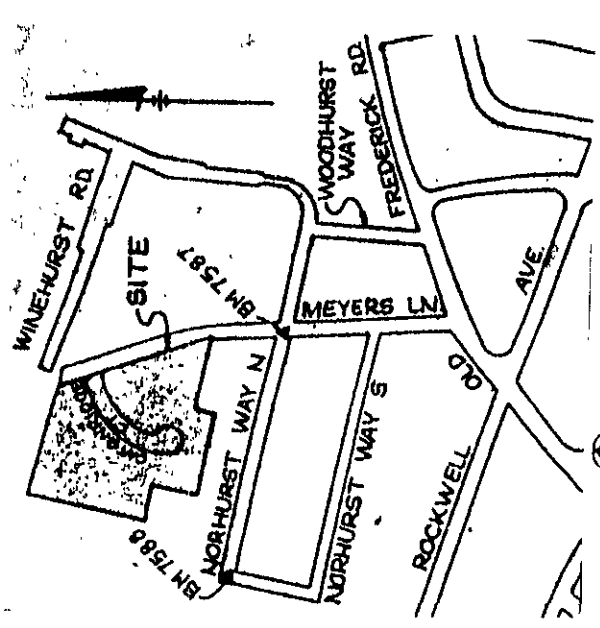
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8 Catonridge Court Baltimore MD 21228 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Meyers Lane
plat book # 63 ,folio# 139 ,lot# 4 ,section# N/A
OWNER: Mark C. & Karen F. McLeary



North
date: 6/9/99
prepared by: Mark C. McLeary Scale of Drawing: 1"= 30'



LOCATION INFORMATION

Election District: 01
Councilmanic District: 1

1"=200' scale map#: S.W 2-G + S.W 3-H

Zoning: 0R.5.5

Lot size: 15 acreage 6549.00 square feet

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

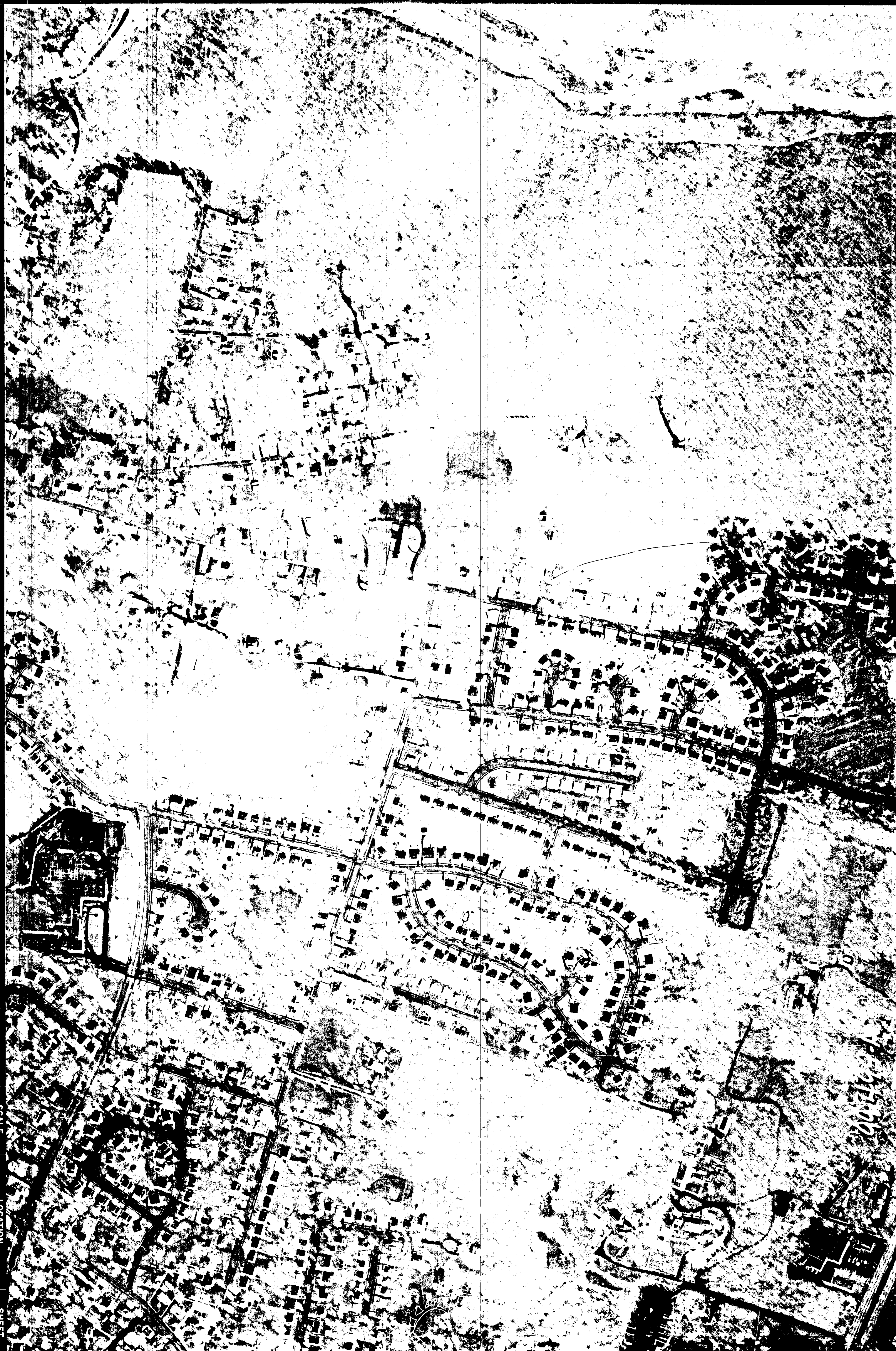
Prior Zoning Hearings: No

Zoning Office USE ONLY!

reviewed by: BR 499 99-499-A

ITEM #: CASE #:

DET. EX-1



SCALE

1" = 200'

LOCATION

WESTCHESTER

SHEET

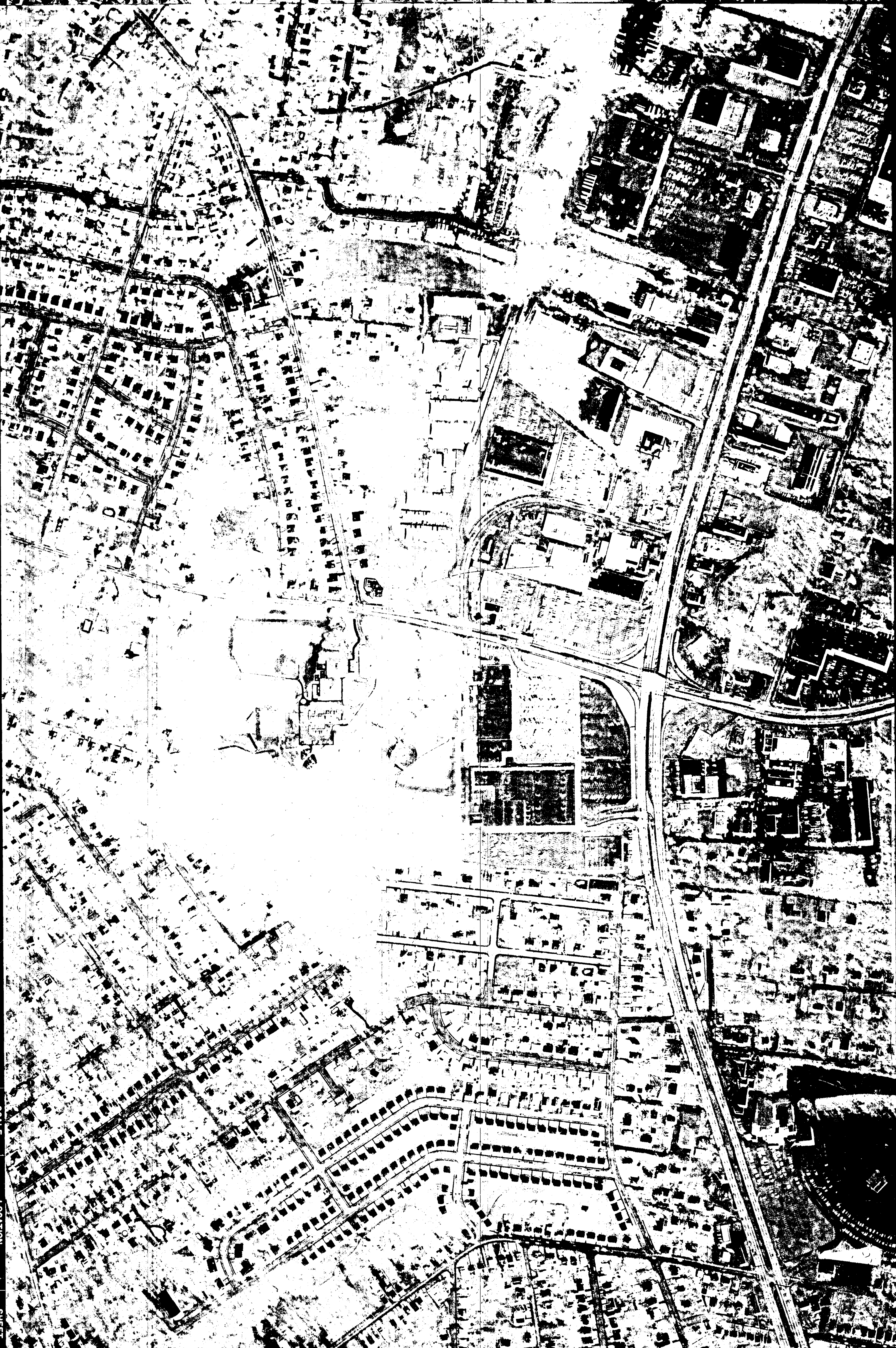
SW
2-H

DATE

JANUARY

1986

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 26001



SCALE

1" = 200'

LOCATION

CATONSVILLE

SHEET

SW
2-G

DATE

JANUARY

1986

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 26001

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP